

# LAND AUCTION

151.51 AC± | 10 TRACTS | LINCOLN CO, TN



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**AUCTION DATE:** 8/13/26 **AUCTION TIME:** 11 AM CT  
**AUCTION HELD AT:** HUNTLAND COMMUNITY CENTER  
100 MOORE LANE, HUNTLAND, TN 37345

Lincoln County, Tennessee land auction featuring 151.51± acres offered in 10 tracts near Huntland, TN. This diverse property offers a variety of tract sizes, creating opportunities for homebuilders, investors, outdoor enthusiasts, and those seeking recreational land. Several tracts feature approved septic sites, with electricity available along the road frontage and a buyer credit offered toward water line installation. The property includes a blend of wooded acreage, open pasture, scenic valley views, ponds, and recreational opportunities. Conveniently located between Fayetteville and Winchester, this is a rare opportunity to purchase build-ready lots, hunting land, or investment acreage in Southern Middle Tennessee.

## Tract 1

Tract 1 consists of 15.07± wooded acres featuring a healthy mix of hardwood and softwood timber. Multiple access points along County Line Road provide flexibility for future improvements. Preliminary soil testing indicates suitability for a 3+ bedroom home. Electricity is available at the road, and the seller is offering a buyer credit toward water line installation.

## Tract 3

Tract 3 features 7.89± acres and is ideally situated as a corner tract with a combination of pasture and wooded acreage. The property offers road frontage on both County Line Road and John Hunter Highway and has preliminary soil testing for a 3+ bedroom home. Electricity is available at the road, and the seller is providing a buyer credit toward water line installation.

## Tract 6

Tract 6 offers 5.05± acres of gently rolling pasture and wooded land with a blend of hardwood and softwood timber. Preliminary soil testing supports a 3+ bedroom home. Frontage along the John Hunter Highway provides convenient access. Electricity is available at the road, and the seller is offering a buyer credit toward water line installation.

## Tract 8

Tract 8 consists of 12.27± acres, primarily open pasture with a small wooded area providing privacy and natural beauty. The tract offers multiple access points along County Line Road and has preliminary soil testing for a 3+ bedroom home. Electricity is available at the road, and the seller is offering a buyer credit toward water line installation.

## Tract 10

Tract 10 offers 5.25± acres of wooded land with a mix of hardwoods, softwoods, and open pasture. Scenic valley views enhance the property's appeal. Preliminary soil testing supports a 3+ bedroom home. Access is provided from the John Hunter Highway. Electricity is available at the road, and the seller is offering a buyer credit toward water line installation.

## Tract 2

Tract 2 offers 19.41± acres of mixed-use land with mature hardwoods, softwoods, and open pasture. With frontage on both County Line Road and John Hunter Highway, this tract provides excellent access and multiple potential building sites. Preliminary soil testing supports a 3+ bedroom home. Electricity is available at the road, and the seller is offering a buyer credit toward water line installation.

## Tract 5 (Tract 4 Not offered for sale)

Tract 5 consists of 10.79± acres of rolling pasture and scattered timber. A centrally located pond and barn add immediate functionality and appeal for recreational or agricultural use. Preliminary soil testing indicates suitability for a 3+ bedroom home. Access is provided via the John Hunter Highway. Electricity is available at the road, and the seller is offering a buyer credit toward water line installation.

## Tract 7

Tract 7 includes 5.63± acres of pasture and wooded acreage with a desirable mix of hardwood and softwood trees. Preliminary soil testing supports a 3+ bedroom home. Access is provided from the John Hunter Highway. Electricity is available at the road, and the seller is offering a buyer credit toward water line installation.

## Tract 9

Tract 9 features 19.11± acres of rolling pasture and wooded acreage with beautiful valley views. This versatile tract offers excellent potential for a homesite, hobby farm, or recreational retreat. Preliminary soil testing supports a 3+ bedroom home. Access is available from the John Hunter Highway. Electricity is available at the road, and the seller is offering a buyer credit toward water line installation.

## Tract 11

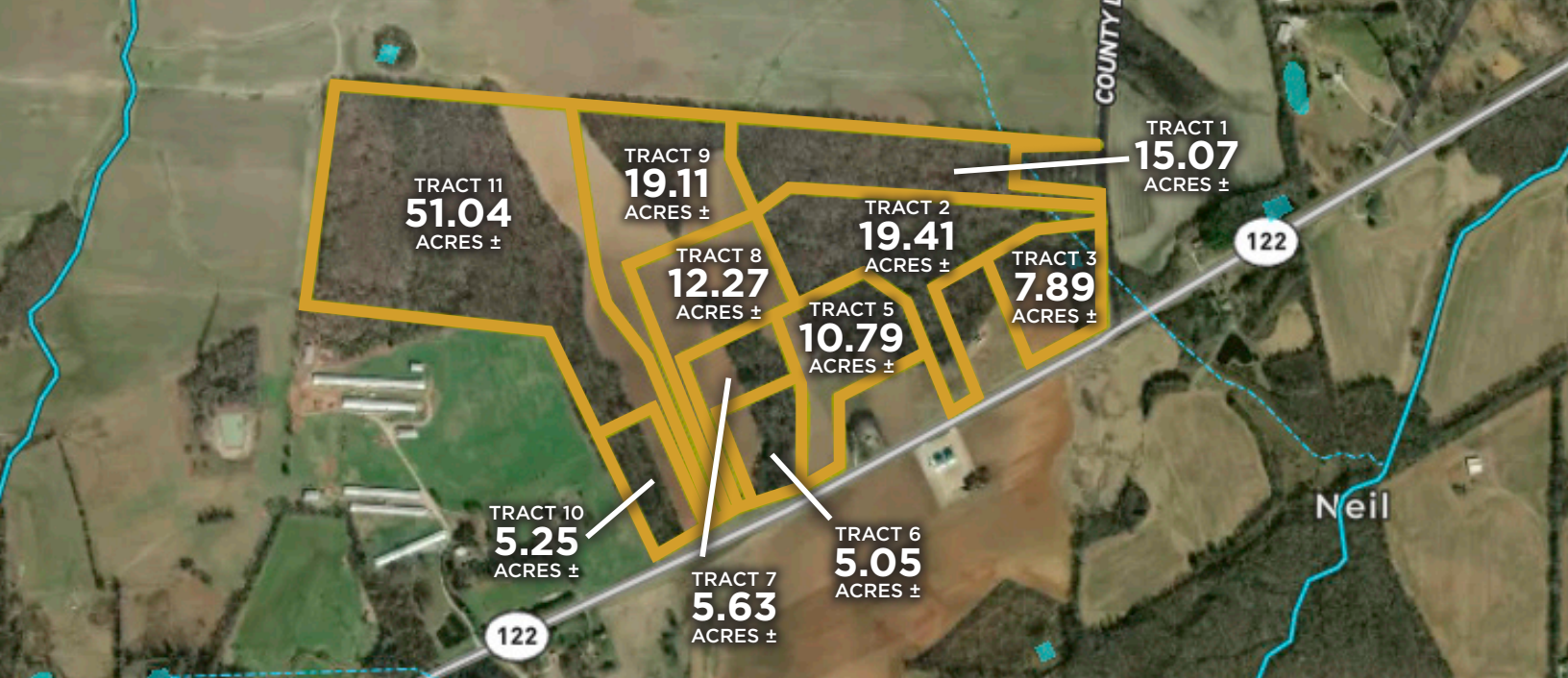
Tract 11 encompasses 51.04± acres of pasture and timberland with outstanding valley views and abundant recreational opportunities. The property features a mix of hardwood and softwood timber, including marketable timber potential, making it attractive for hunting, recreation, investment, or a private homesite. Preliminary soil testing supports a 3+ bedroom home. Access is available from the John Hunter Highway. Electricity is available at the road, and the seller is offering a buyer credit toward water line installation.

<b>Soil Types:</b>	Mountview silt loam, Guthrie silt loam, Dewey silt loam
<b>CRP Acres/Payment:</b>	No CRP
<b>Taxes:</b>	TBD after splits
<b>Lease Status:</b>	No leases
<b>Possession:</b>	Immediate possession at closing
<b>Survey Needed?:</b>	Preliminary complete, seller to provide
<b>Brief Legal:</b>	98 John Hunter Hwy, Elora, TN, 37328
<b>PIDs:</b>	133-001.00, 133-001.02, 133-001.04, 133-002.00
<b>Lat/Lon:</b>	35.03795, -86.3283
<b>Zip Code:</b>	37328

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